

Josh Lawlor  
London Borough of Camden

By email only to:  
planning@camden.gov.uk

Your contact: Sam Smith  
Email:   
Phone: 

Our reference: NCL/180  
Your reference: 2024/4953/P  
Date: 26/11/2024

Dear Josh

**SITE:** 33 – 35 Jamestown Road, London, NW1 7DB

**DEVELOPMENT:** Demolition of existing buildings and structures to facilitate redevelopment comprising a Purpose-Built Student Accommodation (Sui Generis) block over the basement, ground, plus six storeys and seventh-floor plant room with flexible commercial (Class E) on the ground floor and a residential (Class C3) block over the ground plus five storeys. Each block has two private courtyards with hard and soft landscaping, cycle parking, and associated works.

HUDU on behalf of North Central London Integrated Care Board, make a request for a contribution of **£96,448** towards the mitigation of the adverse impacts of the proposed development on local health infrastructure. The contribution will enable the expansion of clinical capacity within the local PCNs and is considered to meet the tests set out in the CIL Regulations for contributions.

#### Impacts of proposed development

The proposal is to provide 187 student bedspaces and 27 affordable homes on an existing brownfield site in Camden.

However, the expected population growth resulting from the development would create pressure within the local Primary Care Network. Clinical room space, and consequently capacity, is already constrained in the PCN.

The applicant has submitted a Health Impact Assessment (by Volterra dated October 2024) which has assessed primary care capacity as being constrained. At paragraph 5.31 the applicant has indicated that student residents would likely access GP services nearest to their university. HUDU has reviewed the applicant's Student Accommodation Management Plan (by Homes for Students dated September 2024 Rev B), which names several universities for which the development would serve. HUDU has consulted these universities'



websites and City University of London<sup>1</sup>, University of London<sup>2</sup>, London Metropolitan University<sup>3</sup>, and UCL<sup>4</sup> all advise their students to register with a GP in the area that they reside. Even where on-campus GP provision is provided in a few cases in London such GPs are commissioned by the NHS in the same way as any other.

We recognise that student residents may not spend the full year at their accommodation so have calculated the contribution accordingly to account for this. We also account for students often having access to comprehensive mental health support through their education providers.

The 27 new affordable homes will also provide much needed accommodation for residents in Camden and residents will also have need for primary care services in the area.

### HUDU model findings

The HUDU Planning Contributions Model has been run on the proposed development in accordance with paragraph 11.1.37 of the London Plan to calculate capital costs for increased demand arising from the proposed development. T

The model calculates the capital cost to the NHS of creating additional capacity across acute, secondary, and primary care would be in the region of £335,000 for whole development. Whilst this assumes new buildings/extensions, it does not include outpatients, accident and emergency, and ambulance infrastructure.

The focus at this time is Primary Care and the requested **£96,448** would be considered proportionate to the impacts of this specific development on local Primary Care infrastructure.

Please let me know if you require any further information or wish to discuss this request.

Yours sincerely,



**Sam Smith**  
Planning Manager  
NHS London Healthy Urban Development Unit.

<sup>1</sup> <https://studenthub.city.ac.uk/help-and-support/your-health> (accessed 26/11/2024)

<sup>2</sup> <https://campuslife.london.ac.uk/story/40806680/nhs-mental-health-support> (accessed 26/11/2024)

<sup>3</sup> <https://student.londonmet.ac.uk/life-at-london-met/student-services/counselling-service/health-and-emergency-contacts/> (accessed 26/11/2024)

<sup>4</sup> <https://www.ucl.ac.uk/students/support-and-wellbeing-services/physical-health-support/registering-doctor-gp> (accessed 26/11/2024)

